



# Inglebys

Estate Agents



## 29 Boosbeck Road

Skelton-In-Cleveland, TS12 2DG

**Auction Guide £65,000**



FOR SALE BY ONLINE LIVESTREAM AUCTION, THROUGH OUR PARTNERS AUCTION HOUSE, ON TUESDAY 15th JULY 2025 AT 12 NOON.

Welcome to this charming end of terrace property located on Boosbeck Road in the picturesque village of Skelton Green. This delightful house boasts two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With two double bedrooms, you'll have plenty of room to unwind and recharge after a long day.

The property features a ground floor bathroom, offering convenience and comfort for your daily routines. Situated in a popular and peaceful village location.

Whether you're looking for a cozy home to start a new chapter of your life or a peaceful getaway by the sea, this property on Boosbeck Road is sure to impress.

Call us today to arrange your viewing appointment.



Tenure: Freehold

Council Tax: Redcar & Cleveland Band A

EPC Rating: D

Entrance Vestibule

Partially glazed uPVC door with decorative stained glass.  
Door leading to the Lounge.

Lounge 13'7" x 14'7" (4.15 x 4.45)

Double glazed leaded bay window to the front aspect.  
Electric log burner effect fire with tiled back and hearth and wooden surround.  
Staircase rising to the first floor.

Dining Room 9'8" x 12'8" (2.97 x 3.88)

Two double glazed leaded windows to the side aspect.  
Spacious under-stair storage cupboard.  
Traditionally styled open fireplace with a tiled back and hearth and wooden surround.

Kitchen 3'11" x 10'1" (1.21 x 3.08)

Double glazed window to the rear aspect.  
A range of cream wall and base units with solid oak roll top work surfaces.  
Cupboard housing a Potterton combination boiler.  
Wood effect linoleum flooring.

Rear Porch/Utility 6'0" x 2'8" (1.84 x 0.83)

Partially glazed uPVC door to the rear.  
Over-head storage cupboards.  
Ceramic tiled work surfaces.  
Plumbing for a washing machine.  
Wood effect Linoleum flooring.

Ground Floor Shower Room 6'3" x 5'8" (1.93 x 1.75)

Double glazed frosted window to the side aspect.  
A modern, three piece suite comprising of a low level WC, sink unit incorporated into a vanity unit and a glass double shower enclosure.  
Marble effect cladding to the walls.

First floor landing

Double glazed leaded window to the side aspect.

Bedroom One 12'9" x 11'6" (3.90 x 3.53)

Double glazed leaded window to the front aspect.

Bedroom Two 10'10" x 12'7" (3.31 x 3.85)

Double glazed leaded window to the rear aspect.  
Airing cupboard.

Externally

Enclosed courtyard to the rear.  
Brick built outhouse.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

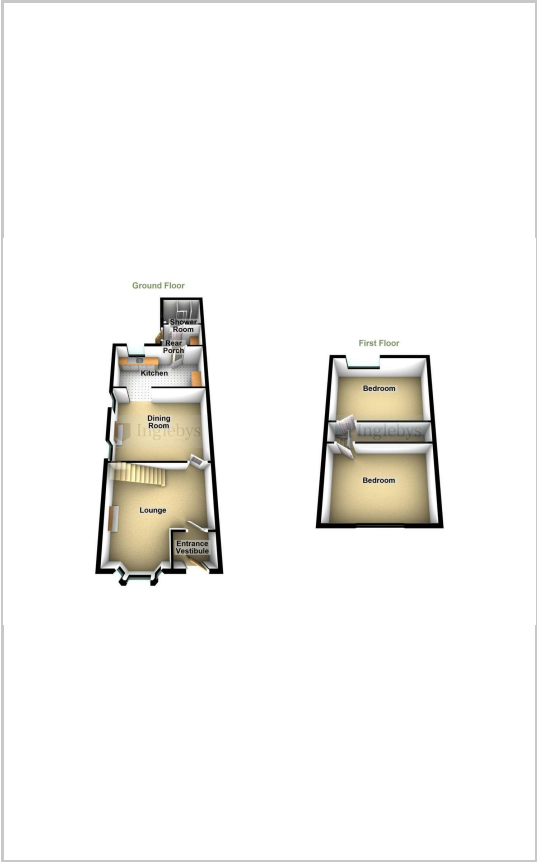
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

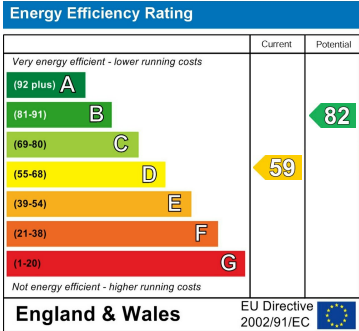
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.